



2 Eastfield Road  
Bridlington  
YO16 7DZ

OFFERS OVER

**£230,000**

**3 Bedroom Detached House**



Rear of Property



Off Road  
Parking



Gas Central Heating

## 2 Eastfield Road, Bridlington, YO16 7DZ

This attractive, detached three-bedroom home offers well balanced accommodation ideal for family living. The ground floor features a spacious lounge, separate dining room, modern kitchen, and a convenient downstairs WC. Upstairs are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from off-road parking, low maintenance garden and an annexe complete with a kitchenette, lounge area, bedroom and ensuite-perfect for guests, multigenerational living, or home office use.

Situated just off Sewerby Road and to the north of the town centre Eastfield Road is a well-served location, ideal for families and professionals. Nestled between Sewerby Road and Marton Road, the area benefits from a wide range of amenities, including a fish and chip shop, pharmacy and hairdresser and two convenience store. The Co-Op supermarket is also close by along with the friendly forester public house and eatery and north library. The area is also served by excellent educational facilities including Bay Primary (ages 3-11), Martongate Primary

(ages 3-11), Headlands School (ages 11-18) and East Riding College.

Bridlington is a charming seaside town on the East coast, known for its sandy beaches, historic harbour and traditional British seaside atmosphere. The town offers a mix of family-friendly attractions, including amusement arcades, ice-cream parlours and scenic coastal walks along the cliffs of Flamborough Head. Bridlington Old Town adds a touch of history with its quaint streets, galleries, and Georgian architecture. Popular with tourists, especially in the summer, Bridlington combines natural beauty with a classic coastal vibe.



Entrance Hall



Lounge



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

6' 3" x 5' 8" (1.93m x 1.73m)

Entrance to the property is via a uPVC door into an entrance hall featuring a staircase to the first floor landing. The hallway offers convenient access to the kitchen, lounge, and WC, and is enhanced by a radiator and stylish inset shelving.

### LOUNGE

13' 1" x 12' 9" (4.00m x 3.89m)

The lounge is bright and airy, featuring windows to both the front and side elevations that allow plenty of natural light to fill the space. Additional features include elegant coving, a wall-mounted electric fire, a radiator for comfort, and double doors that open into the adjoining dining room, creating a seamless flow for both everyday living and entertaining.

### DINING ROOM

10' 9" x 9' 10" (3.28m x 3.00m)

The dining room features a rear-facing window that brings in natural light, ample space for a family-sized dining table, classic coving, a radiator for comfort, and a convenient door leading through to the kitchen.

### KITCHEN

11' 1" x 8' 1" (3.40m x 2.47m)

The kitchen is well-presented and thoughtfully designed, featuring a range of wall, base and drawer units with worktops and tiled splashbacks. The space also includes an understairs storage cupboard, a sleek vertical radiator and a range of integrated appliances including a fridge freezer, oven, four-ring gas hob with extractor fan and a housed gas central heating boiler. A ceramic sink and drainer with a mixer tap over and space and plumbing for a washing machine, along with French doors that open directly onto the garden and an internal door providing access to the dining room.

### WC

9' 1" x 2' 6" (2.77m x 0.78m)

The downstairs WC benefits from tiled walls and is fitted with a WC, a wash hand basin, a radiator, and a front-facing window that provides natural light and ventilation.

### LANDING

8' 5" x 6' 2" (2.57m x 1.89m)

The landing is brightened by a side-facing window and offers access to all rooms via internal doors. Additional features include a radiator for comfort and a loft hatch providing access to additional storage space.

### BEDROOM 1



Downstairs wc



Landing



Bedroom 1

13' 5" x 8' 10" (4.09m x 2.71m)

The master bedroom features a front-facing window that allows plenty of natural light, a radiator for comfort, and a range of fitted wardrobes and drawers, providing ample storage for clothing and personal belongings.

#### BEDROOM 2

10' 9" x 9' 11" (3.30m x 3.03m)

The second bedroom benefits from a rear-facing window, decorative coving, a radiator and fitted wardrobes with sliding mirrored doors, adding both style and practicality.

#### BEDROOM 3

8' 11" x 8' 7" (2.74m x 2.64m)

The third bedroom is currently set up as a home office, featuring a front-facing window, a radiator, and fitted storage with an integrated desk area-making it a versatile space for work or study.

#### BATHROOM

8' 3" x 5' 8" (2.53m x 1.73m)

The family bathroom features windows to both the side and rear, allowing for excellent natural light and ventilation. The walls are fully tiled, and the suite includes a panelled bath with a shower attachment, a wash hand basin, a WC and a radiator, offering both functionality and comfort.



Bedroom 2

#### GARDEN ANNEXE

13' 3" x 11' 6" (4.06m x 3.52m)

The versatile annexe is ideal for multigenerational living, guest accommodation, or use as a home office. Constructed as a prefabricated unit on a concrete base, it is accessed via a glazed upvc door leading into a spacious open-plan lounge, dining, and kitchenette area.

The kitchenette is fitted with contemporary grey gloss base units, a coordinating worktop, and tiled splashback. It also features a circular stainless steel sink and drainer with a mixer tap, a fitted wall light, and a 15-litre water heater discreetly housed in the cupboard beneath the sink.

The lounge area benefits from a side-facing window, providing natural light along with wall lighting and is equipped with two infrared panel heaters for year-round comfort. A door leads from the lounge into the bedroom, offering privacy and a functional layout.

The bedroom benefits from a rear-facing window and direct access to the ensuite shower room.

The ensuite features a vanity wash hand basin, WC, and a corner shower cubicle with sliding doors and an electric



Bedroom 3



Bathroom



Garden



Rear of Property

shower, complemented by wet wall surrounds and an extractor fan for ventilation.

#### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

#### PARKING

Parking to the property is provided via a paved driveway offering space for multiple vehicles. Additional parking is also available at the front of the property, behind the boundary wall.

#### OUTSIDE

To the front, the property sits set back from the road behind a low-level wall, with a paved frontage and driveway offering low-maintenance appeal. Colourful shrubs border the side of the driveway, adding a touch of natural beauty. The driveway leads through to the open rear garden, which is also designed for easy upkeep, featuring a gravelled area accented by vibrant potted plants and stepping stones that guide the way to the annexe.

#### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

#### SERVICES

All mains services are available at the property.

#### COUNCIL TAX BAND - C

#### ENERGY PERFORMANCE CERTIFICATE - RATED D

#### NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

#### VIEWING

Strictly by appointment with Ullyotts 01262 401401 Option 1

The digitally calculated floor area is (111.1m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.





**2 Eastfield Road**

▪ Est. 1891 ▪

# Ullyotts

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